

Summary draft planning brief - for consultation

Luton Street, NW8



City of Westminster

January 2012

What is a planning brief?

A planning brief is used as a guide for potential developers. It includes information on the relevant planning policies and the limits on potential development. It also gives guidance on the sorts of developments that are appropriate and key aspects such as building height.

These draft planning briefs have been prepared following the development of the Futures Plan for Church Street, Paddington Green and Lisson Grove. This masterplan outlines the redevelopment of several sites in the area to deliver new and better housing as well as improve the physical, social and economic prospects of the area.

This document is a summary of the draft planning brief and identifies the key issues for development of the site. Please refer to the full draft planning brief for comprehensive guidance.

Key points of the draft Luton Street planning brief

- The childcare and residential uses of the site are protected by planning policy. Improved childcare facilities will need to be accommodated locally (or on site) if a change of use is to be considered.
- Should a change of use be acceptable, a mixed use development including private and affordable housing would be preferred.
- Around one third of any new housing will be family-sized (3+ bedrooms).
- A use or uses serving the needs of the local community will be required on this site.
- A use that offers training or employment opportunities will be encouraged.
- A significant quantity of high quality public open space, including a publicly accessible play facility, will be required on site.
- The historic route between Fisherton Street and Salisbury Street should be reinstated.
- Any building over five storeys is unlikely to be acceptable, except potentially towards the centre of the site

How the land can be used

The council will always protect community space, except where existing provision is being upgraded or re-located to improve services. Therefore, before an alternative use for the site is considered, the council will need to be satisfied that the overall level of social and community provision is improved and that there is no demand for an alternative social and community use on this site.

Should this be the case a mixed use development including housing, social and community facilities and enhanced public space would be required. The priority aim for this site would be to improve the quality and tenure mix of housing. Any existing affordable housing that would be lost must be replaced.

Where the number of proposed new homes is over 50 the council requires the provision of community facilities to cope with the additional demands placed on local services.

Being outside the main shopping area, this site is not suitable for retail (other than perhaps a small local shop) but other small business uses should be considered. The basement could offer solutions to help existing businesses including the Church Street market traders.

New homes

Buildings of a similar height to the existing mansion blocks will be required. There will be a minimum of 35% affordable homes on this site with a 60:40 social rented / intermediate housing split. The intermediate housing built would be maintained as affordable for successive occupants. The affordability of intermediate housing should reflect a range of household incomes, including lower income levels.

An appropriate mix of housing should be provided to meet local housing needs. This is likely to be family sized accommodation comprising 2, 3 and 4 bedroom homes, with potential for one or two larger homes.

Suitable rent levels will be charged on all affordable homes, to ensure they are affordable to those on low incomes. Housing which is built to replace existing homes can only be offered with similar tenancy conditions to those existing, including rent levels.

The Mayor's [London Housing Design Guide 2010](#) will be adhered to. It sets new minimum space standards, promotes better neighbourhoods, high environmental standards, better accessibility and better design and includes minimum standards for the amount of floor space (minimum 50m² for a 1 bed, 90m² for a 4 bed) and private outdoor space, as well as guidance on natural light and ceiling heights.

10% of all units should be wheelchair accessible or easily adaptable for residents who are wheelchair users.

Play, amenity and open space

Given the potential loss of existing playspace, any proposal should provide a large amount of high quality public open space, some of which is suitable for play.

Any proposals should incorporate play space for the under-5s. The space should be a destination in its own right, offering an attractive outlook to those within and overlooking it.

The council would welcome a development providing a ball court or other facility for older children and adults. The roof space of a community building could be designed for this purpose, which would ensure maximum daylight, whilst minimising potential issues such as noise.

Business opportunities

The council would like to see proposals which contribute towards providing training, skills and employment opportunities for local people.

Unacceptable business uses

- Large retail uses – as the site is outside the District and Local shopping centre these could cause harm to the vitality or viability of the 19 nearby shopping centres and frontages. A small retail use, complimentary to the residential nature of the area, could be acceptable.
- Certain entertainment uses such as night clubs and dance venues are not acceptable due to the impact on the amenity and environmental quality, character and function of the residential area.
- General Industrial
- Storage/Distribution

Design

The council expects high standards of sustainable and inclusive design and architectural quality.

The scale and materials of 60 Penfold Street and the earlier blocks of flats to the north and south are considered to be the most appropriate for any redevelopment of the site. Reinstating a route between Salisbury Street and Fisherton Street should be considered, whilst also integrating them with the goods yard walls to the north and south.

Any proposals to introduce buildings more than five storeys in height plus basement are unlikely to sit comfortably in this established neighbourhood of a residential scale. It may be that those homes fronting the street will need to be lower, and the centre of the site could be higher.

Any development should not have a negative impact on neighbouring residents, particularly Bedlow Close in terms of daylight, sunlight, sense of enclosure and privacy.

It would be helpful if the market trader garages/sheds fronting Samford Street could be incorporated in the new basement on the site, therefore demolishing the existing garages/sheds.

The brick walls forming the north and south borders of the site are an important local historic artefact and of architectural merit. It will be necessary to break the wall to deliver a route through the site between Salisbury and Fisherton Streets, but as much of the wall as possible should be retained.

The design of the ground floor of buildings, particularly where it may interface with public routes will require particular care. The requirement to ensure routes are overlooked to provide natural security will need to be balanced by the need for residential privacy.

Affordable housing should be integrated into the overall layout and should be indistinguishable from market housing. Residential buildings should also be equipped with a central location for communal satellite dishes.

It will be important to design space for trees, at either ground or deck level, and certainly within any public open space. Public artwork including sculpture, statuary and mural decoration will be encouraged

Sustainability and energy use

Development should provide the highest energy use standards.

The potential to create a substantial basement space gives an opportunity to deliver solutions to sustainable heat, power, cooling and waste collection/compaction facilities for the neighbourhood.

It may be that, subject to detailed design, part of the potentially large basement area could be used for market waste storage compaction and composting facilities.

Transport, highways and parking

Generally the council requires a maximum of one car space per home of two bedrooms or less, and 1.5 spaces for three or more bedrooms. A development that does not provide off-street parking spaces for residents is unlikely to be accepted. It may be possible to use the level of public transport availability to demonstrate lower levels of off-street parking are required to ensure no increased demand for on-street residential parking permits.

The site may also be able to offer a parking solution for the Church Street Market traders, who are currently accommodated on the West End Green site.

If you would like to see a full copy of the draft planning brief, please visit our website:

www.westminster.gov.uk/churchstreetpaddingtongreen

Alternatively you can see a hard copy at the following venues, or request that one is sent to you by calling Tim Butcher on 020 7641 5972:

- Neighbourhood Centre, 88 Church Street, NW8 8ET
- Church Street Library, 67 Church Street, NW8 8EU
- Church Street Estate Office, Cherwell House, Penfold Street, NW8 8PT
- Paddington Green Estate Office, Hall Place, W2 1XS

To give us your views or if you have any queries relating to the draft briefs please contact:

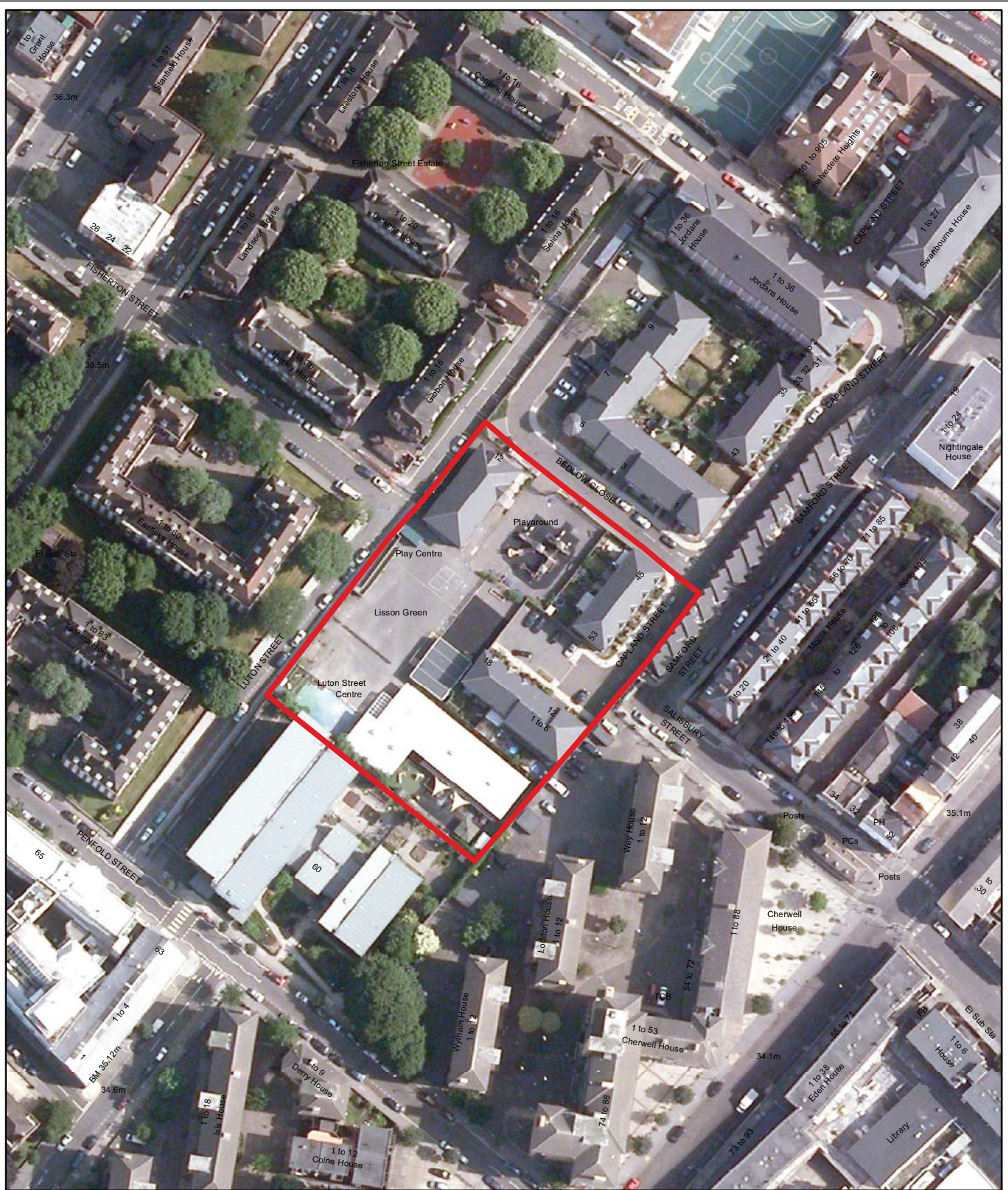
Web form: <http://transact.westminster.gov.uk/forms/emailform.cfm?aliasid=492>

E-mail: tbutcher01@westminster.gov.uk

Write to: Tim Butcher, City Planning, Westminster City Council, City Hall, 64 Victoria Street, SW1E 6QP


Call: 020 7641 5972

Fax: 020 7641 3050



MAP 5
Church Street Masterplan Phase 1:

1:1,250

 **Luton Street Site**
 (PCHA Property off Luton Street, Capland Street/Hollymount Close)
 NW8 8RY/8LN

